098.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	997,900 / 997,900
					USE VALUE:	997,900 / 997,900
					ASSESSED:	997,900 / 997,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAGLIERI EDMUND J JR/TRUSTEE &
Owner 2:	TAGLIERI CATHERINE A/TR OF THE
Owner 3:	15-5 CONCORD AVE TRUST
Street 1:	22 BRADLEY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TAGLIERI EDMUND J JR--ETAL -
Owner 2:	TAGLIERI CATHERINE A -
Street 1:	22 BRADLEY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,615 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Wood Shingle Exterior and 2348 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10615.000	481,000		516,900	997,900
Total Card	0.244	481,000		516,900	997,900
Total Parcel	0.244	481,000		516,900	997,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.06 | /Parcel: 425.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	63718
GIS Ref	
GIS Ref	
Insp Date	10/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 098.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	481,100	0	10,615.	516,900	998,000	998,000	Year End Roll	12/18/2019
2019	101	FV	362,700	0	10,615.	516,900	879,600	879,600	Year End Roll	1/3/2019
2018	101	FV	362,700	0	10,615.	443,100	805,800	805,800	Year End Roll	12/20/2017
2017	101	FV	362,700	0	10,615.	413,500	776,200	776,200	Year End Roll	1/3/2017
2016	101	FV	362,700	0	10,615.	354,500	717,200	717,200	Year End	1/4/2016
2015	101	FV	354,000	0	10,615.	317,500	671,500	671,500	Year End Roll	12/11/2014
2014	101	FV	354,000	0	10,615.	293,900	647,900	647,900	Year End Roll	12/16/2013
2013	101	FV	354,000	0	10,615.	280,200	634,200	634,200		12/13/2012

!7947!

PRINT

Date	Time
12/10/20	22:32:40

LAST REV

Date	Time
05/07/19	15:07:02
apro	
7947	

USER DEFINED

Prior Id # 1:	63718
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAGLIERI EDMUND	65345-263		5/11/2015	Convenience	99	No	No		
	18784-345		12/1/1987		300,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2018	1712	Wood Dec	29,685	C				
10/22/2018	1566	Heat App	32,000	C				
5/11/2005	361	New Wind	17,455					
4/25/1994	147		20,000					REMODEL FAM-ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	BS	Barbara S
2/21/2009	Meas/Inspect	345	PATRIOT
11/20/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT
7/24/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10615		Sq. Ft.	Site		0	70.	0.70	4									516,918						516,900	

Total AC/HA: 0.24369 | Total SF/SM: 10615 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 516,918 | Spl Credit | Total: 516,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12640643
Const Adj.:	0.99535036
Adj $ / SQ:	140.146
Other Features:	103000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	590970
Depreciation:	109920
Depreciated Total:	481049

COMMENTS

UAT = BR-C (UNHEATED).

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 1		HB 1		

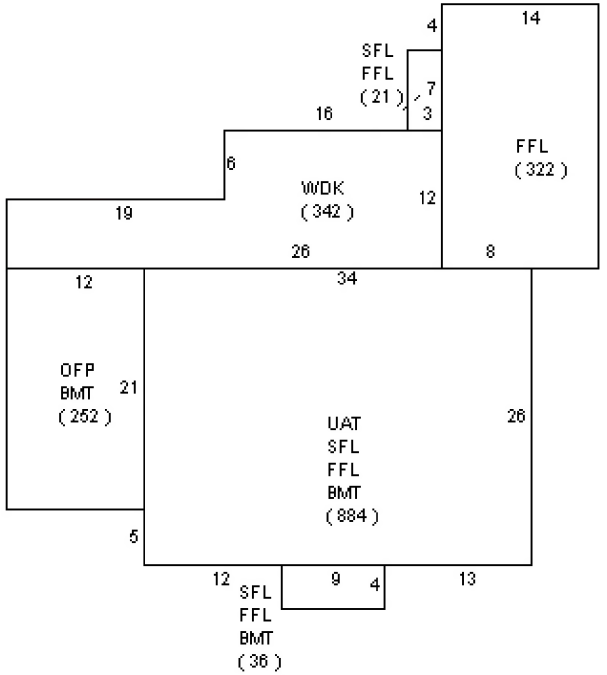
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,263	140.150	177,005
BMT	Basement	1,172	42.040	49,275
SFL	Second Floor	941	140.150	131,878
WDK	Deck	342	8.880	3,038
OFP	Open Porch	252	22.940	5,781
UAT	Upper Attic	221	83.390	18,429

Net Sketched Area:	4,191			Total:	385,406
Size Ad	2204	Gross Are	4854	FinArea	2348

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	65	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.58
Special Features:	0	Val/Su Net:	114.77
Final Total:	481000	Val/Su SzAd	218.24

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

098.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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